

## **MINUTES**

### **RILEY COUNTY PLANNING BOARD**

**Monday, May 10, 2004  
7:30 p.m.**

**Courthouse Plaza East  
Commission Meeting Room**

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Members Present: Jon Larson - Chair  
Buck Gehrt - Vice Chair  
Lorn Clement  
Tom Taul  
Rebecca Mosier

Staff Present: Monty Wedel - Planning Director; Bob Isaac - Planner; Keri Lane - Clerical Assistant.

Others Present: David & Alyce Jean Specht, Kenneth Specht, Skip Pickering, and Wayne Hoffman.

The minutes of the April 12, 2004 meeting were approved as presented.

The Report of Fees for the month of April 2004 was approved. The fees collected in April totaled \$1,174.00.

#### **DAVID SPECHT – PLAT/REZONE**

Chairman Larson opened the public hearing at the request of David Specht, petitioner and owner, to plat a 10-acre tract of land and rezone a portion of said tract from “G-1” (General Agricultural) to “A-5” (Single Family Residential), located in May Day Township, Section 8, Township 6 South, Range 5 East.

Bob Isaac, Planner, presented the staff report. Mr. Isaac explained that the subject site was generally located approximately ¼ mile north of Jerusalem Road, on the west side of Ober Road; Section 8, Township 6 South, Range 5 East; May Day Township. Mr. Isaac explained that the property had been an established farmstead for several years. Mr. Isaac also explained that the owners were proposing to sell the farmstead, including ten (10) acres, on contract, while retaining ownership of the remaining 69.9 acres for agricultural production. Mr. Isaac explained that a small portion of the subject property was rezoned from "G-1" (General Agricultural) to “C-PUD” (Pet #00-07) in April of 2000 to convert two out-buildings into a gun repair shop. Mr. Isaac noted that said C-PUD would remain as zoned and that the prospective buyer currently uses it as intended.

Mr. Isaac stated that the Riley County Health Department staff had reviewed the plat and found it to be in compliance with the Riley County Sanitary Code. Mr. Isaac stated that the staff

recommended approval of the request.

Chairman Larson called for comments from the petitioner.

David Specht addressed the Board. Mr. Specht stated that the use of the property would not change.

Chairman Larson called for proponents/opponents. Hearing none, Chairman Larson closed the public hearing.

Buck Gehrt moved to recommend approval of the rezoning request from “G 1” (General Agricultural) to “A-5” (Single Family Residential) to the Board of County Commissioners. Rebecca Mosier seconded. Motion carried 5-0.

Buck Gehrt moved to approve the plat as presented. Lorn Clement seconded. Motion carried 5-0.

Bob Isaac announced that the petition would go before the Board of County Commissioners on May 24th, 2004, at 10:50 AM.

### **DISCUSSION OF DRAFT AMENDMENT TO ZONING REGULATIONS REGARDING COMMERCIAL AND NONCOMMERCIAL WIND ENERGY CONVERSION SYSTEMS**

Monty Wedel presented the draft amendment of the Wind Energy Conversion System regulations.

The Board reviewed the preamble and made the necessary changes.

The Board reviewed the definitions.

Wayne Hoffman discussed excessive wear on transmissions.

Lorn Clement stated that he would add “and the immediate environment” to the definition of shadow flicker.

Lorn Clement stated that he would like to see the preamble list some of the goals of the Comprehensive Plan.

Mr. Clement asked about voltage.

Wayne Hoffman explained internal voltage.

Mr. Clement stated that he was worried about internal/external voltage.

The Board reviewed and discussed standards.

The Board discussed reclamation and the term “net.”

Rebecca Mosier pointed out an article in Midwest living that addressed the Flint Hills.

Skip Pickering stated that the recent surveys favored wind farms in the Flint Hills.

Lorn Clement stated that he did not hold much stock in the surveys.

#### **REVIEW RILEY COUNTY SOLID WASTE MANAGEMENT PLAN**

Monty Wedel presented the Riley County Solid Waste Management Plan. Mr. Wedel stated that KDHE is requiring the Board to review the update to determine if there are any land use planning issues or concerns. Mr. Wedel stated that the material would be discussed at the next meeting.

#### **UPDATE - JOINT LAND USE STUDY (JLUS)**

Monty Wedel gave the update on the Joint Land Use Study. Mr. Wedel stated that the contract was still being negotiated.

#### **UPDATE - RILEY COUNTY COMPREHENSIVE PLAN**

Monty Wedel and Bob Isaac presented several maps and charts to the Board. The maps and charts illustrated possible strategies to update the Comprehensive Plan.

The meeting was adjourned at 10:25 pm.